

CITY OF IDAHO FALLS
BOARD OF ADJUSTMENT
P.O. BOX 50220
IDAHO FALLS ID 83405-0220
(208) 612-8276

April 26, 2012
12:15 p.m.

City Annex Building, Council Chambers
680 Park Avenue

Members Present: Stephanie Austad; Alex Creek; Steve Davies; Hal Latin; Richard Lee; and Len Stenzel.

Members Absent: Jake Cordova; and James Wyatt.

Staff Present: Brad Cramer, assistant director; and Debra Petty, recording secretary.

Also Present: Dustin Hislop and Blake Wright, Design West Architects.

Changes to Agenda: None.

Call to Order: The meeting was called to order at 12:15 p.m. by Chair Lee.

Minutes: **February 23, 2012. Motion by Latin, seconded by Austad, to approve the minutes of February 23, 2012, as presented.**

Aye: Stephanie Austad, Alex Creek, Jake Cordova; Hal Latin; Len Stenzel

Nay:

Abstain: Steve Davies

Public Hearings: **Variance Request
Dora Erickson Elementary School
940 Garfield**

Cramer described the request as outlined in the staff report, a part of the public record. He noted the following in regard to the project:

- The request is for approval of a variance to encroach 20 feet into the required 30 foot setback for a bus lane and parking lot for a new elementary school.
- Existing zoning is residential with a 30 foot setback.
- The area is zoned low-density to high-density on the future land use map.
- The existing parking is adjacent to the street.
- A basalt outcrop exists to the northeast end of the existing school.
- The topography and rock outcroppings dictate the location of the school.
- Shifting the location of the proposed school 20 feet in order to comply with setback requirements creates the need for blasting and rock removal, and construction of a high retaining wall.
- Either option generates significant expense and possible safety hazard to students.
- The existing school will remain in operation until the completion of the new school.
- Upon completion of the new school, the old school will be demolished.
- There will be 10 feet of green space between the bus land and the street and approximately 16 feet of green space between the parking and the street; an improvement over existing conditions.
- The existing Clair E. Gale and Dora Erickson sites do not have landscaping between the parking lot and the street.
- Base on conditions for approval, staff recommends approval.

In response to Lee, Cramer said the schools in this area of town were constructed long before the setback requirement for parking in an R-1 zone was implemented.

Chair Lee opened the hearing to public comment.

Dustin Hislop, Design West Architects, 255 S 300 W, Logan, UT. Mr. Hislop is a member of the firm assisting District 91 with the design of the new schools. Design West

and the District are working out the logistics of operating the existing Dora Erickson school while the new school is under construction. If the variance is not approved, blasting is the only remaining option. Davies asked how the bus lane is impacted by the rock outcropping. Hislop said by moving the bus lane 20 feet to the south of the proposed location for compliance, blasting becomes necessary.

Blake Wright, Design West Architects, 255 S 300 W, Logan, UT. Mr. Wright said although not prevalent there is a basalt layer in the same area leading up to the school that would require blasting.

Staff confirmed for Creek the new school will be constructed on the lower elevation of the site. Hislop told Creek the existing parking to the south of Cleveland Street west of the school will remain open and a cul-de-sac stub formed at the end of Cleveland Street. The former location of the school will become green space. He said the layout for outside activities is located in the southeast portion of the site and students will not be crossing Garfield to use the athletic amenities. He said storm water retention is located on the southeast and includes the athletic field. Hislop confirmed for Davies their firm is responsible for demolition and reclamation of site. Cramer confirmed the landscape plan meets requirements.

Chair Lee closed the hearing to public comment.

Austad believes the applicant has used good site planning and has no issue approving the variance.

Motion by Davies, seconded by Latin, to approve the request for a variance to encroach 20 feet into the required 30 foot front setback in accordance with the site plan presented for a bus lane and parking lot for a new elementary school; justification being undue hardship caused by topography, rock outcropping and the undesirable effects of blasting. The request is an improvement to the site and is not economic in nature nor is it nuisance to the neighborhood. Motioned passed.

Aye: Stephanie Austad, Alex Creek, Steve Davies; Hal Latin; Richard Lee, and Len Stenzel.

Nay:

Abstain:

Miscellaneous:

Kendal Phillips has moved outside city limits and is no longer able to serve on the board. Staff will seek a replacement.

Motion by Davies, and seconded by Latin, to appoint Richard Lee chair, and Len Stenzel vice-chair, for year 2012/2013.

Aye: Stephanie Austad, Alex Creek, Steve Davies; Hal Latin; Richard Lee, and Len Stenzel.

Nay:

Abstain:

Adjourn:

Meeting adjourned at 12:40 p.m.

Richard Lee, Chair and/or
Len Stenzel, Vice Chair